

Officer	Ms Rebecca Harrison		
Proposal	Application for approval of conditions 5, 6, 7 and 8 attached to planning permission reference number 20201336 relating to the cycle store (5), the refuse and recycling storage area (6), cabling to enable charging facilities to be installed for electric vehicles (7) and details of the refuse arrangements (8).		
Address	48 Pelham Road Gravesend Kent DA11 0HZ		
Valid	5th January 2022.		
Expiry Date	2nd March 2022	EOT	

Keep File	N
Reason	Enforcement/Complex/Major/Appeal

Pre-Commencement Prior to First Occupation Conditions Prior to Above Works	N
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Works of Construction Informative **N**

Recommendation

RDET - Refusal of details

Reasons for Refusal

1. Condition 5 cannot be discharged as no details have been submitted of the appearance of the cycle store and it cannot therefore be assessed against the objectives of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC3 of the Gravesham Local Plan First Review and cannot be discharged.
2. Condition 6 cannot be discharged as no details of the appearance of the refuse and recycling storage area have been submitted. Furthermore, the proposal to remove a section of the remaining front boundary wall to allow vehicular access to the bins for collection would not preserve the character or appearance of the Pelham Road/The Avenue Conservation Area but be harmful to it. As such the proposal would be contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC3 of the Gravesham Local Plan First Review and cannot be discharged.
3. Condition 7 cannot be discharged as the proposal to remove a section of the remaining front boundary wall to allow access for charging would not preserve the character or appearance of the Pelham Road/The Avenue Conservation Area but be harmful to it. As such the proposal would be contrary to Policies CS19 and CS20 of the Gravesham Local

4. Condition 8 cannot be discharged as no details of the appearance of the refuse and recycling storage area have been submitted. Furthermore, the proposal to remove a section of the remaining front boundary wall to allow vehicular access to the bins for collection would not preserve the character or appearance of the Pelham Road/The Avenue Conservation Area but be harmful to it. As such the proposal would be contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC3 of the Gravesham Local Plan First Review and cannot be discharged.

INFORMATIVES:-

1 SUBMITTED DRAWINGS

For the avoidance of doubt the submitted drawings are:

- Drawing no. 4 Rev. D - Existing & Proposed Garden Layout.

2 ADVICE FOR THE APPLICANT ON PROPOSED TARMACING OF FRONT GARDEN

The submitted plan shows a proposal to tarmac the front garden (the current surface is gravel). Planning permission would be required for this development but would be unlikely to be forthcoming due to reasons of the harm that would be caused to the character and appearance of the Pelham Road/The Avenue Conservation Area and also potential surface water and flood risk issues.

Case Officer: Ms Rebecca Harrison

Signed: *Rebecca Harrison*

Dated: 28 February 2022

Team Leader: Miss Faye Hobbs

Signed:



Dated: 01 March 2022